

## REAL ESTATE NEWS.

Discounting rumors of sales that were not absolutely confirmed, last week was still so active for real estate men as to encourage the belief that the realty market is entering upon a new period of activity. The causes of the extensive dealing during the week were not new. They have been present in the market since the assured success of the renting season, last fall; but their influence was evident for the first time last week. There is reason to believe that they will be potent for many weeks to come, though this belief may fall of justification and the market may slump back into its normal condition of the early fall and winter.

An encouraging feature of the week's business was the amount of investment buying in the sales reported. This feature was more noticeable than it has been for several months and seems to indicate that investors are about to return to reality from stock dealing, in which case activity is assured for some time to come.

Broadway property predominated in the list of transactions reported, the sales including the southwest corner of Broadway and Walker street, bought by Henry Corn for improvement; the corresponding corner at Broadway and Fifty-fourth street, secured by an out-of-town investor; five lots at the northeast corner of Broadway and Seventy-first street, bought by a builder; the block front on the west side of Broadway, between Eighty-fifth and Eighty-sixth streets, also bought by builders, and the reported sale, which yet lacks certain confirmation, of the apartment houses on the south side of 100th street, extending from Broadway to West End avenue. Upper Broadway also shared in the activity. Nine lots on the northwest corner of Broadway and 160th street were sold on Saturday, as were lots at 14th street. The lots at 10th street formed part of an important transaction in Twelfth ward property, a total of nearly thirty lots on Broadway, Wadsworth avenue, Hawthorne street, Sherman avenue, Avenue A and Pasteur avenue being sold.

First avenue property found a place in the list through an important exchange. The Novak apartment house was exchanged by Flinsch & Dowling for eight lots on the avenue between 106th and 107th streets. Five lots on 107th street, east of the avenue, and two lots on the southeast corner of the avenue and 100th street, The various other sales of the week were both numerous and important, and would have made the week a notable one, without the dealing on Broadway and Fifth avenue. Then, including another lot of the old Madison property fronting their lot on Fifty-first street, and adjoining the Park plot, Nos. 114 and 116 Library street, situated on Cedarhurst, for which was given the building at Nos. 274 and 276 Church street; a large plot at St. Nicholas avenue and 113th street, and a similar plot on 149th street near Broadway, both of which will serve as sites for large apartment houses; a number of business buildings on West Broadway, Duane, Wooster, Houston and West Forty-second streets, and the dwellings, Nos. 29 East Forty-fourth street, 93 East Fifty-sixth street, 5 East Sixty-second street, 32 West Seventeenth street, and 247 Central Park West.

A number of sales of Bronx property were reported in the course of the week, several of them of more than ordinary interest. These include parcels on Third avenue, Pelham Avenue, Sixteenth street, Wakefield; eight houses on Southern Boulevard and the business block on the northeast corner of Third and Tremont avenues.

The interesting transfer was recorded, William H. Morris, the owner of the Morris Company, having title to No. 13 Brownstone, and thus secured all but two of the parcels in the block north of the Bowling Green Building. It is probable that the remaining two will be sold, the building will occupy the site. The total valuation in the deal for No. 13 was \$200,000. The business in the auction room was of about the usual volume, and the sale of the auctioneer, Meyer sells the holdings of the Central estate, the present quiet will probably continue in the room. After that day, however, there will be another public sale, and it is possible that among the offerings will be the Fifth Avenue Hotel. For the past week the office has been very important.

The following are the tables by districts for Manhattan and the Bronx, of the conveyances, mortgages and paid-up buildings for the week ending Jan. 20.

**CONVEYANCES.**—All, except sale, rent, exchanges, etc., in S. CONDUIT opposite Brooklyn Church Station, East Orange.

No.	No. Normal.	Amount.
Downtown	29	\$64,460
East Side	38	28,171,544
West Side	45	18,375,000
Hudson	12	41,600
Bronx	76	28,134,303
Totals	270	130,776,576

**MORTGAGES.**—All, except sale, rent, exchanges, etc., in S. CONDUIT opposite Brooklyn Church Station, East Orange.

No.	No. Normal.	Amount.
Downtown	1	\$1,411,546
East Side	51	762,882
West Side	40	1,037,631
Hudson	49	657,691
Bronx	88	841,124
Totals	15	3,782,200

\* Plans for one day missing.

The following are the corresponding tables for the same period last year:

**CONVEYANCES.**—All, except sale, rent, exchanges, etc., in S. CONDUIT opposite Brooklyn Church Station, East Orange.

No.	No. Normal.	Amount.
Downtown	56	\$29,531,800
East Side	48	80,375,000
West Side	76	1,014,100
Hudson	62	85,045
Bronx	74	42,864,000
Totals	91	162,777

**MORTGAGES.**—All, except sale, rent, exchanges, etc., in S. CONDUIT opposite Brooklyn Church Station, East Orange.

No.	No. Normal.	Amount.
Downtown	1	\$1,07,977
East Side	1	800,000
West Side	10	485,000
Hudson	1	2,100
Bronx	8	1,100
Totals	17	1,072,000

Paine's Business School.

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